

October 8, 2009

Planning Commission

- Mr. Hero, 4122 Mayfield Rd, Site Plan Review
- Aero Controlex, 4223 Monticello Blvd, Lot Consolidation

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Dennis Fiorelli, Martin Gallito, Andre Reynolds and Ron Sabransky. Also present: Ed Gallagher, Economic Development Director.

Mr. Hero, 4122 Mayfield Rd, Site Plan Review – Imran Qazi, the business owner of Mr. Hero, was present. Chairman Goddard asked Mr. Gallagher to address the report for the application. Mr. Gallagher stated that the report by Paul Kowalczyk, Building Commissioner raised a few issues that need to be addressed. Chairman Goddard informed Mr. Qazi that he could request a variance from the Board of Zoning Appeals (BZA) for not having the required number of parking spaces. However, even if the BZA grants relief from the code the variance may not exceed 25% of the required number of spaces. The depth and the width of the parking spaces and the flow of cars at the drive-thru still need to be addressed. Mr. Qazi stated that in order to stay competitive with other restaurants he cannot continue using the present site for his business unless he has a drive-thru.

Aero Controlex, 4223 Monticello Blvd, Lot Consolidation – Chairman Goddard stated that a lot consolidation is necessary because a portion of the proposed new addition would be built on an adjacent parcel of land that is owned by Aero Controlex. Mr. Gallagher stated that the letter of approval from City Engineer Andy Blackley was sent to the city late in the day. He also stated that Aero Controlex plans to start building as soon as possible to meet their deadlines. After some discussion, Chairman Goddard made a motion to recommend approval of the lot consolidation. Parcels 701-11-039 and 701-11-051 will now be known as Parcel “A” based upon the letter of approval from the city engineer of such lot consolidation. Seconded by Mr. Gallito. All ayes. Motion approved. (5-0-0)

Chairman Goddard distributed the Open/Green Space proposed Amendment to the Master Plan that was drafted by Mr. Fiorelli. He asked that the commissioners review the proposed amendment and be prepared to discuss it at the next meeting. When the proposed amendment is completed D.B. Hartt and Associates will be asked to review it before the commissioners make their recommendation to Council.

Chairman Goddard made a motion to approve the minutes of September 10, 2009. Seconded by Mr. Sabransky. Minutes approved. All ayes. (5-0-0)

Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Fiorelli. All ayes. The meeting adjourned at 7:42 P.M.

Arthur Goddard, Chairman

Date

Barbara Latini, Recording Secretary